PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 35325)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 165000.00

William S. Richardson
Affiant

Sworn and subscribed before me this 16th day of June, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
William S. Richardson Marcia F. Richardson 4017 Overbrook Drive Nashville, Tennessee 37204	PNC Mortgage Corporation P. O. Box 8111 Vernon Hills, Illinois 60061	132-2-27

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas B. Rowan, Jr. and spouse, Mary Anne Socey Rowan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William S. Richardson and spouse, Marcia F. Richardson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 38 on the plan of Brookhaven Estates, of record in Book 1835, page 49, 50 and 51, Register's Office for said County.

SAID Lot No. 38 fronts 130 feet on the northwesterly margin of Overbrook Drive and extends back 277.2 feet on the northeasterly line and 271.78 feet on the southwesterly line to a broken line in the rear, measuring 196.2 feet thereon.

BEING the same property conveyed to Thomas B. Rowan and wife, Clara Quinn Rowan by deed from Paramount Homes Incorporated of record in Book 2093, page 287, said Register's Office. Thomas B. Rowan died, leaving Clara Quinn Rowan, surviving tenant by the entirety. Clara Quinn Rowan has since conveyed a portion of her interest in subject property, reserving a life estate therein, to Thomas B. Rowan and Mary Anne Socey Rowan by quitclaim deed of record in Book 8469, page 581, said Register's Office. Clara Quinn Rowan died , April 6, 1994 (see affidavit of heirship of record in Book 9346, page 578, said Register's Office) also see quitclaim deed in Book 8560, page 50, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 4017 Overbrook Drive, Nashville, Tennessee 37204 TMB7 06/20 0101 03CHECK 619.50

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of June, 1994.

Thomas B. Rowan, Jr.
Thomas B. Rowan, Jr.

Mary Anne Socey Rowan
Mary Anne Socey Rowan

State of Tennessee
County of Davidson

On this 16th day of June, 1994, before me the undersigned authority, personally appeared **Thomas B. Rowan, Jr.** and **Mary Anne Socey Rowan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

62608
IDENTIF. REFERENCE
94 JUN 20 AM 11:0
FELIX Z. WILKINS REGIS
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9382 PAGE 770

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	165000.00
			CON TX	610.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	619.50
			CHECK	619.50
06/20/94	01		11:07 0001	7787

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62608
IDENTIF. ← REFERENCE

94 JUN 20 AM 11:07
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 804515